FARMER & DYER RESIDENTIAL SALES & LETTINGS



OXFORD STREET, CAVERSHAM READING, RG4 8HN £1,600 pcm

Offered to the market this two double bedroom terrace house situated in Central Caversham, within a 25 minute walk of Reading train station. Benefiting from two receptions, bonus loft room. Enclosed rear garden and on road permit parking. Offered part-furnished or unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB T 0118 946 1800 W www.farmeranddyer.com E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments. A holding sum of £369.23 (based on the advertised rent), is required to reserve this property. Deposit payable is £1846.15 (based on the advertised rent) EPC Rating: C - Council Tax Band: C Please contact us for further information or visit our website www.farmeranddyer.com

LOUNGE

12'11 (3.94m) x 12' (3.66m) Front aspect bay window, laminate flooring, radiator and feature fireplace

Laminate flooring, under stairs storage cupboard, rear aspect





DINING ROOM

window and door to:

12' (3.66m) x 12' (3.66m)

KITCHEN

With a range of base and eye level units with appliances including dishwasher, washer / dryer, fridge / freezer, gas hob and electric oven. Door to rear garden and door to;

BATHROOM

Comprises low level wc, basin and bath.

BEDROOM ONE

12' (3.66m) x 10'11 (3.33m) Front aspect window, laminate flooring, radiator and paddle steps leading to the bonus loft room



Rear aspect window, radiator and laminate flooring



BONUS LOFT ROOM 12'4 (3.76m) x 11'11 (3.63m) Laminate flooring and eave storage

BEDROOM TWO

12'2 (3.71m) x 12' (3.66m)



GARDEN

Low maintenance courtyard garden with shed



PETS BY NEGOTIATION

Small pets considered by negotiation at an additional £25 per pet.

SCHOOL CATCHMENT

Thameside Primary School & Highdown Secondary School

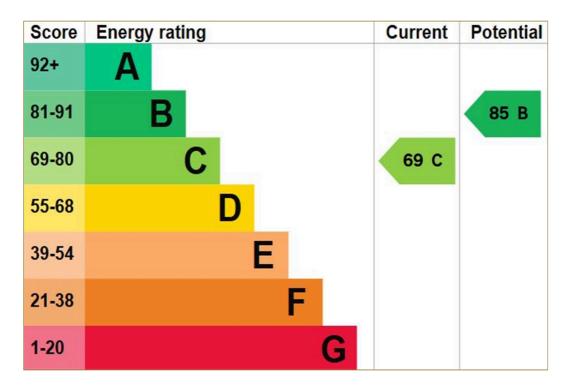
COUNCIL TAX Band C

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £48,000

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

To view the full EPC for this property, you can access the national database with the following web address:



FLOORPLAN For guidance only

